

PUBLIC NOTICE

CITY OF PALMDALE DEPARTMENT OF NEIGHBORHOOD SERVICES NOTICE OF FUNDS AVAILABILITY (NOFA) FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM and HOME PROGRAM FOR FISCAL YEAR 2017-2018

The Federal Housing and Community Development Act of 1974, as amended provides Federal Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds for projects that promote the development of viable urban communities by providing decent housing, suitable living environments, and expanded economic opportunities, particularly for persons of low and moderate income.

Over the past years, the City of Palmdale has participated in the CDBG and HOME Programs. It is anticipated that the City will be receiving grant funds for fiscal year 2017-2018 for CDBG is estimated at \$1,200,000 and for HOME is estimated at \$350,000. The City invites proposals for projects. A general description of the type of eligible projects is summarized below. The list is condensed and simplified from CDBG and HOME regulations.

ELIGIBLE ACTIVITIES: To be eligible for CDBG funding consideration, projects must meet one of the following three national program objectives:

1. Benefiting low- and moderate-income persons;
2. Aiding in the prevention or elimination of slums and blight; or
3. Urgent need (i.e., emergency assistance for disaster relief)

Project submitted under the low- and moderate-income objective can be qualified by one of two methods. It can be located and primarily serve residents within the "Eligible Area-Benefit Zones" or, it can be approved as a "Direct Benefit" project. A direct benefit project is one serving only low- and moderate-income individuals (not exceeding 80% of County median income), whose eligibility is determined by obtaining income and residency verification.

If the project is being submitted under the objective of aiding in the prevention or elimination of slum and blight, HUD requires documentation substantiating the slum and blighting conditions

To be eligible for HOME funding consideration, projects must meet the following program objectives:

1. Provide home purchase or rehabilitation financing assistance to eligible homeowners and new homebuyers;
2. Build or rehabilitate housing for rent or ownership; or for "other reasonable and necessary expenses related to the development of non-luxury housing," including site acquisition or improvement, demolition of

- dilapidated housing to make way for HOME-assisted development, and payment of relocation expenses;
3. Provide tenant-based rental assistance contracts of up to 2 years if such activity is consistent with their Consolidated Plan and justified under local market conditions.

FUNDING ESTIMATE: The City's preliminary planning allocation for the 2017-2018 CDBG program year is estimated at \$1,200,000 and for the 2017-2018 HOME program year is estimated at \$350,000.

PROGRAM MANDATED LIMITS: At least 70% of the yearly CDBG allocation must be used to benefit low- and moderate-income persons. A maximum of 20% of current year CDBG funding and a maximum of 10% of HOME funding may be programmed for planning and administration. A maximum of 15% of the total current year CDBG allocation may be devoted to public service projects, and a minimum of 15% of the total current year HOME allocation must be devoted to a Community Housing Development Organization (CHDO).

PROPOSALS: Information on proposed projects must be submitted to the City no later than 2:00 P.M., January 12, 2017. Proposal guidelines can be obtained by calling the Department of Neighborhood Services at (661) 267-5126 or in person at the Department of Neighborhood Services office located at 38250 Sierra Highway 2nd Floor, Palmdale, CA 93550. For additional information, please call Sarah Scott, Housing Coordinator (661) 267-5126. Copies of the approved target area maps are available upon request.

Rebecca J. Smith
City Clerk

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